

Legend		
Preferred Building Type	Bldg. Type	Building Name
	[ A ]	Stacked Flats
	[ B ]	Live / Work
	[ C ]	Commercial / Mixed Use
	[ D ]	Townhomes (medium density)
	[ D ]	Townhomes (low density)
	[ E ]	Patio Homes (dual family)
	[ F ]	Single Family Homes
	[ G ]	Community Building

## Building Types

## 936 Units

**[ A ] Stacked Flats - 210 units** Highest density in development. Helps define the urban center by: using more masonry at ground level; larger scaled buildings, more floors, 2<sup>nd</sup> / 3<sup>rd</sup> floor balconies; possible flat roofs, parapet detailing, and use of awnings. These units should be mostly 3 to 4 stories with a minimal amount of 2.5 story units. Lower Floors should be designed to support Live/Work for future : (higher ceilings, possible removable wall panels for future storefront, etc...).

**[ B ] Live / Work – 256 units** Very high density. Key in defining the urban center. Very similar to Stacked Flats in scale, market, and detailing, however the ground floors should be suitable for small commercial establishments ( Higher ceilings, larger mechanical systems, larger electrical panels, storefront windows, awnings, etc...) These buildings are close to sidewalk although sidewalk may be widened to the edge of the building providing for outside dining, sidewalk marketing, and sales.

**[ C ] Commercial / Mixed Use** While the description of the commercial property remains mostly undefined, it will house commercial ground floor space with living above and should however maintain both a stylistic connection to the adjoining UDO property, and a physical one. Pedestrian connections should be made that supports both the experiential, and stylistic quality of neighborhood pedestrian lanes. Likewise, the commercial building scale, material, and treatment, should be comparable to its residential neighbors. The design of the commercial buildings shall require approval of the Neighborhood Design Review Committee.

**[ D ] Town Houses – 192 units** High density units. Acts as transition between the urban center and the suburban perimeter. Highest Density should be nearest to Urban Center and diminish as distance from urban center increases Avoid pockets of minority types within an area. Minority types should be equally dispersed throughout. Buildings are set back further with porches or stoops facing street. Diversity of building materials is encouraged.

**[ E ] Patio Homes – 142 units** Medium density units. Acts as transition between Town houses and Single family Homes. Building materials could be a variety of siding types with accents of masonry. Detailing should be less urban and more residential in appearance. The buildings are pulled further from the street with low fences at sidewalk.

**[ F ] Single Family Homes – 136 units** Lowest Density in the development These buildings act as the suburban perimeter with the houses further from the street, garages either at the rear or pushed far from the street. Unlike the other areas, this area should be free of other types.

**[ G ] Community Building - 1 unit** This building could actually be a series of buildings or a single large one that provides the neighborhood with a meeting place, and a point of contact for the neighborhood associations. It could also serve as a daycare and event space for lease to churches, family reunions, business training, or social events. It should maintain a sense of prominence in the community through it's highly visible and accessible placement on the site, it's monumental architectural language, and a somewhat symmetrical façade. It should appear to govern the community. A majority of masonry should clad the exterior, and its base should be elevated above the natural grade.

**NOTE:**  
In all residential types, privacy between neighbors should be maintained. No windows shall be in alignment within the window's width for the entire height of the wall. Side yards with windows from only one home is encouraged. Window placement, and privacy shall require approval by Design Review.





# Key Points

**Trail Head** These are designated entry points onto the nature trails. They should be somewhat monumental in design with a clear portal onto the trail. This portal is an architectural feature, somewhat like a gateway that not only marks the trail but also is a threshold between the developed and the undeveloped.

**Entry** This is the announcement of Ridgeview to the outlying communities. It should balance between discreet and bold in its scale and its articulation. It is the placard that announces where to enter into this development, and sets the perceptual tone for the development as a whole

**Pedestrian Axis** These are the neighborhood's main pedestrian streets. It should be a pleasant walk that clearly is meant for pedestrians, although autos are allowed. These Axis' are crucial to the overall perception of the neighborhood and is the marriage point for both the pedestrian and the auto. Scale, street amenities, visual interest, commercial opportunity help to make this a place that people enjoy walking through.

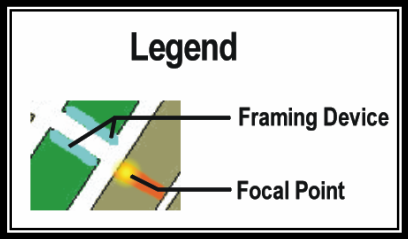
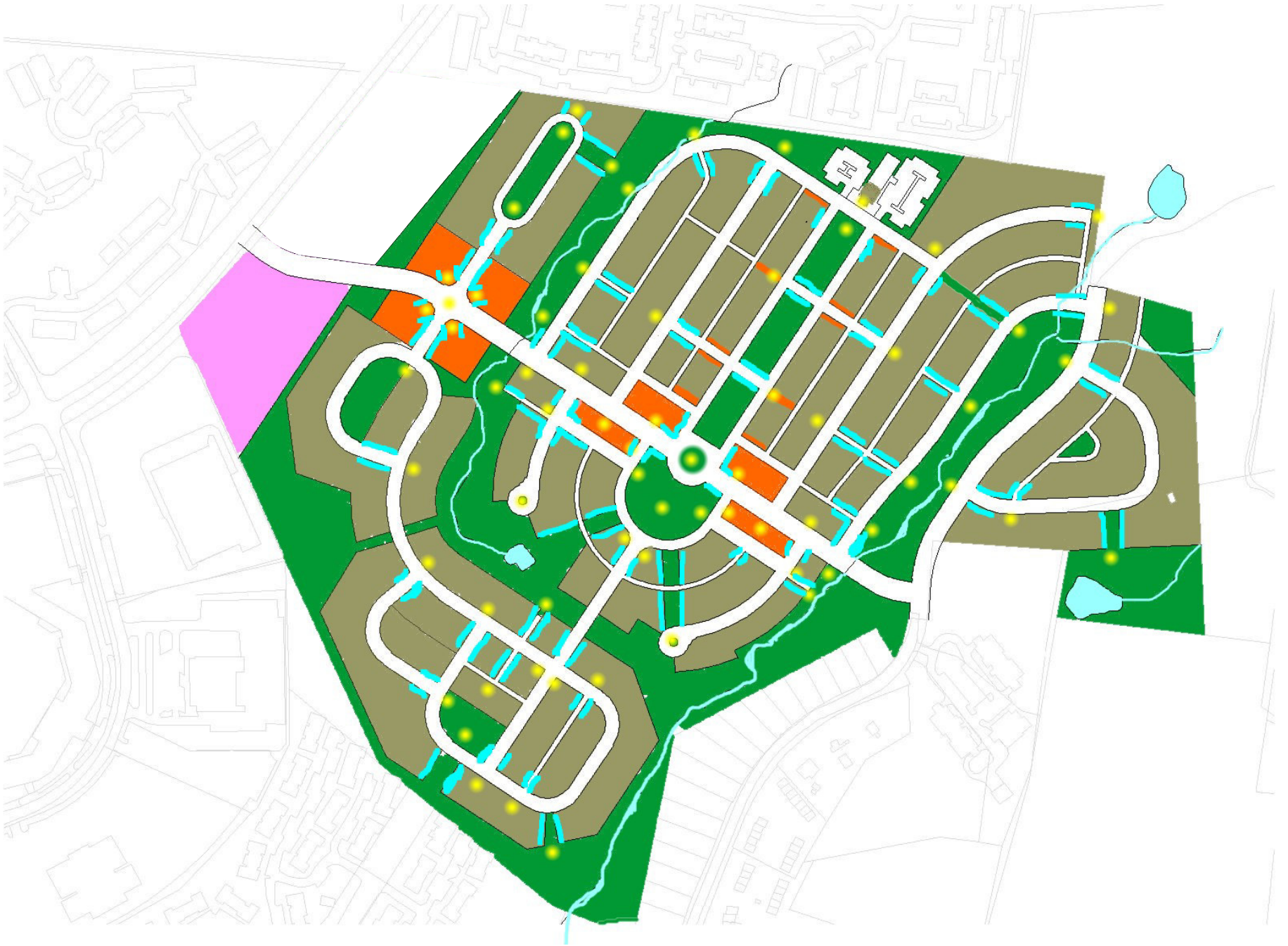
**Nature Gateway** These points are where the main roads cross the stream. At this point, the existing trees should be left to remain as close to the bridge as possible. It should remind the traveler that there are still natural areas within the development.

**Community Gardens** Here, those who live in the stacked flats can have their own plot of land to tend and grow according to the architectural guidelines. It gives an opportunity for those people to get outside, have a project and meet their neighbors. Likewise, the 4'x4' raised beds when organized in a grid with 4' paths between, begins to form a very formal and monumental garden for the development as a whole to visually enjoy. It is crucial that these gardens be located near the urban center, so that the tenders can easily access them; the urban center can enjoy them; and that the urban center is invigorated by those who tend them and those who enjoy them.

**Urban Center** This is the heart of the whole development. Here is where the stacked flats, and the Live / Work will go to use the commercial services provided such as a postal office that houses the mailboxes for the dense core. Here pedestrians and Autos will intermingle. This is also where people travelling through the site in their autos will for a brief time, participate in the street life. It is the working face of the neighborhood, and the reason people get out of their houses, get out of their cars and mingle with the neighborhood. Preservation and encouragement of this zone is crucial

**Commercial Zones** These Zones are key to the urban center, they are the reason that the core exists. It is important that the commercial fabric be active and relevant to the homeowners.





# Focal Points & Frames

## Focal Points

Focal points are generally regarded as the terminus of a vista where the eye, looking down a long enclosure, rests upon an object that completes the enclosure. Often the enclosure will frame the terminus creating an inviting and pleasurable view thus a dynamic is created between the enclosure and the terminus. These pleasurable views are primarily to enhance and promote pedestrian travel however it also attributes to the vehicular experience.

In most cases in this development, the terminus will be a building. It is important that the building and its façade be designed such that it is capable of receiving this important gaze. Typically the most prominent focal point will be where the street come to a 'T'. In this case a building or building unit should be centered in the street, that façade should be of some symmetry, it should be the most prominent of the block or building. A Mews should not occur at a focal point, unless the entrance to the mews is treated in a sufficiently monumental way so as to warrant it a terminus.

## Framing Devices

Framing devices are much more varied than focal points, they literally frame a view much like a frame around a picture. These devices are varied.

In some cases, larger trees planted on both sides of the street can be a framing device if they are of the same species, relative size, and of sufficient canopy to form a 'tunnel' for one to view and pass through. Some flowering trees would be suitable for this application.

More often, a building will be a framing device. These happen most often at the corner. In this case, the 'framing buildings' should be of similar mass, and material and as close to the sidewalk as possible. Both sides of the corner house should address the street and in some cases, stair towers, cupolas, or other vertical masses can aid in the framing. Other times an alley of trees can give the sufficient framing for a focal point.

The Board of Architectural Review will help determine if the intent of focal points and framing has been met.